

East Rockville Neighborhood Plan Public Hearing Summary

August 6, 2003

Issues	Person
Stonestreet Redevelopment Issues	
Stonestreet businesses should be included in process	John Longo Howard Cohen Wayne Harrison Gene Walker Lee Caplan Glenn Looper Joe Brito
City needs service-related businesses	John Longo Howard Cohen Alexander Petrov Michael Petone Wayne Harrison Mike Shannon
Question source of financing for redevelopment project	John Longo Douglas Barbour
No mention in Plan of relocating businesses; relocation plan should be included	John Longo Glenn Looper Douglas Barbour
Market forces should determine when the corridor redevelops	Douglas Barbour
North Stonestreet businesses should not be put out of business	Howard Cohen Siegfried Krause Michael Petone Rick Ellinger Mark Palmer J.A. Forkkio
Concerned about lack of notification and due process	Lee Caplan

Issues	Person
	Frederick Schaefer
Properties should be able to continue as is and redevelop on their own rather than be assembled for redevelopment	Lee Caplan Gala Correa
Should be a coexistence between businesses and residences	Wayne Harrison Glenn Looper
Plan could include clause for restricting use of eminent domain, and include grandfathering	Ruth Hanessian Glenn Looper
Changing the zoning of North Stonestreet would force businesses to relocate or close	Wayne Harrison Joe Brito Phyllis Henderson
Master Plan should include service industrial businesses on North Stonestreet	Wayne Harrison Joe Brito
I-1 Zoning on North Stonestreet should not be changed	Margaret Brigham Won Choi Tomm Jolley Author Mills Robert Bruce Dove Chris Burke Ray Lucas John Wolfer Carl Johnson Paul McConnell Jeff Cole Melvin Thomas James McCreary Sean Mills Tommy Britt Curlie Pritchett Roosevelt Argueta- Ramos Sigy Krause
Plan process should be delayed; request 60-day extension	Lee Caplan

Issues	Person
	Joe Brito Wayne Harrison Casey Aiken, President, Rockville Chamber of Commerce Harriet Hupf Stephen Exelbert
New setbacks and roadway could impact property	Stephen Exelbert
Rezoning of property constitutes a taking	Sigy Krause
Study of value of North Stonestreet businesses should be undertaken, as well as a study of the Market for an Arts and Entertainment district in the Plan	Wayne Harrison, Chairman, East Rockville Business Association
Zoning changes should be implemented through floating zones, in order to allow new development when market forces allow	Wayne Harrison
As an alternative to the option above, implement a new mixed-use zone to allow continued operation of the service industrial uses along with the retail, residential and office uses, or with residential uses alone	Wayne Harrison
Existing uses should be grandfathered under the existing development standards, and remain as legal conforming uses	Wayne Harrison
An alternative to a new zone would be retention of the I-1 Zone	Wayne Harrison
Support grandfathering of current businesses only, not successors, when consistent with street widening and boulevard creation	Daniel Schneider
Redevelopment plans would preclude renovating the animal shelter on South Stonestreet	Sharon Kessler, Montgomery County Humane Society
If North Stonestreet is realigned, affected remaining parcels will not have access to the street; plan does not address this	Mike Shannon
Plan should facilitate the relocation of affected auto service uses from North Stonestreet to the Gude/Southlawn area	Daniel Schneider
North Stonestreet businesses have not kept up with what is happening in East Rockville	Harry Thomas

Issues	Person
Transportation Issues	
Consider alternative traffic control measures to traffic circle at Baltimore Road and South Stonestreet	Andrew Martin
Parking at Metro should not be limited to what exists now	Zee Snider
Stonestreet redevelopment should include possibility of underground parking	Daniel Schneider
Remove “no turn on red” sign for exiting the Metro parking lot onto South Stonestreet Avenue should be removed	Daniel Schneider
Access points too narrow for new sidewalk to Rockdale subdivision – consider restoration of the public alley between Rockdale and Rockville Park	Andrew Martin
Neighborhood Zoning Issues	
Oppose rezoning of neighborhood retail operations	Andrew Martin
Oppose blanket prohibition of Special Development Procedures within the community	Andrew Martin
Environmental Issues	
Support creation of urban meadows and open spaces to compliment the urban tree canopy enhancement	Andrew Martin
Should not overcrowd tree canopy	Andrew Martin
No recommendation to ensure increased land values do not force lower income residents out of the neighborhood	Andrew Martin
Include noise barriers along the east side of the CSX tracks	Daniel Schneider
Excessive noise of sirens should be reduced	Zee Snider
General	
Alternative language to rezoning commercial properties should be provided	Patricia Dubroof
Support sculpture of Dr. Stonestreet and relocation of the Dr. Stonestreet office to East Rockville	Genvieve Dubroof
Plan does not mention housing opportunities for lower income residents	Andrew Martin
Plan does not call for City involvement in assisting residents break cycles of poverty	Andrew Martin
Rockville Science Complex should be named the Rockville Science Industry and Business Complex, or alternatively the Rockville Science and Arts Complex	Daniel Schneider
Oppose recommended architectural guidelines for historic styles; prefer contemporary styles	Daniel Schneider
Include more information about the pumphouse in Plan	Phyllis Marcuccio
Close coordination to not impact Maryvale School facilities with construction of new ballfields	Richard Hawes